

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
OCTOBER 2, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

ABSENT: Zuniga, Salas

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2013-319 | 2227 W. Mistletoe Ave. |
| 2. Case No. 2013-316 | 258 W. Wildwood |
| 3. Case No. 2013-310 | 814 E. Guenther |
| 4. Case No. 2013-323 | 155 & 161 E. Commerce |
| 5. Case No. 2013-327 | VIA Bus Shelters – Various locations downtown |
| 6. Case No. 2013-325 | District 1 bike racks – Various locations |
| 7. Case No. 2013-313 | 2931 Roosevelt |
| 8. Case No. 2013-314 | 2933 Roosevelt |
| 9. Case No. 2013-324 | 632 Leigh |
| 10. Case No. 2013-321 | 221 Pereida |
| 11. Case No. 2013-312 | 219 W. Mulberry |

Items 4, 5, 9, and 10 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2013-323

Applicant: Andrew Douglas

Address: 155 & 161 E. Commerce

The applicant is requesting conceptual approval to:

1. Repaint the building at 161 E. Commerce and restoring the existing masonry facades of both 155 and 161 E. Commerce.
2. Remove the existing riverside wall of the Sullivan Building at 155 E. Commerce to create an open courtyard and reveal an existing beehive-shaped cistern located within the building.
3. Install new storefront windows and balconies in the building at 161 E. Commerce. The proposed balconies will project from the north, east, and south facades of this structure. The riverside (north) balconies are intended to wrap the northeast corner of the building. The proposed balconies are minimal in design with simple metal railings.

4. Construct a single story rooftop addition to the building at 161 E. Commerce. The proposed addition will be set back from the building's façade and have metal siding and a flat projecting roof.

FINDINGS:

- a. This application was reviewed by the Design Review Committee on September 24, 2013. At that meeting, the committee generally responded favorably to the proposal. The committee did note that more information regarding the plans for the Sullivan/Fish Market Building would be required for final approval, particularly since that building is of much greater historic significance than the neighboring building. The committee also requested more information about the existing riverside stone wall and a section drawing through the Sullivan/Fish Market Building, indicating how the location of the cistern relates to the Riverwalk level.
 - b. The Sullivan Building at 155 E. Commerce first appears on the 1885 Sanborn map. At that time, this building was on the corner of Commerce and St. Mary's Streets with an exterior stair on the St. Mary's façade.
 - c. The building at 161 E. Commerce first appears on the 1911-1951 Sanborn map. It was constructed on the east side of the Sullivan Building, extending this block of E. Commerce Street further into St. Mary's St. According to the Sanborn map, this building was constructed in 1950 with a steel frame.
 - d. The proposal to rehabilitate the Sullivan Building is appropriate, but staff requests that more information be provided in relation to the final appearance of this building when the applicant returns for final approval.
 - e. Repainting the exterior of the building at 161 E. Commerce is appropriate for the areas that are currently painted. The Historic Design Guidelines for Exterior Maintenance and Alterations Section 2.A.i does not recommend "painting historically unpainted surfaces."
 - f. The proposal to open the rear of the Sullivan Building, creating a courtyard and exposing the existing cistern, will create visual interest on this portion of the Riverwalk. Staff has some concerns about the date of construction of the existing rear stone wall and requests that further exploration be completed to determine if at least some portion of the existing wall can remain in place to help form this rear courtyard.
 - g. Conceptually, the proposed balconies for exterior circulation on the structure at 161 E. Commerce is appropriate and will help reactivate this portion of the Riverwalk, consistent with the UDC Section 35-670.c.viii. The proposed balconies should maintain compatibility with the established horizontal pattern of the façade and should not overwhelm the existing facades.
 - h. The applicant proposes to work with the existing fenestration pattern of the Fish Market Building, adding balconies within the established rhythm on the east façade of the structure, consistent with the Historic Design Guidelines for Additions, Section 4.A.i.
 - i. The creation of balconies on the structure at 161 E. Commerce is consistent with the Design Objectives for RIO-3 as outlined in the UDC Section 35-670.c.viii.
 - j. The minimal and light design of the proposed balconies is compatible with the 1950s-era building, consistent with the Historic Design Guidelines for Additions, Section 4.A.ii.
 - k. Staff finds that the proposed rooftop addition is appropriate in terms of design and placement. Stepping back from the existing façade will help keep the original building the dominant visual element on the site. Similarly, the use of a projecting flat roof reinforces the horizontality of the original building and of the proposed new balconies and establishes a new horizontal rhythm that is compatible with the existing pattern.
1. Staff recommends approval with the stipulations that only surfaces that are currently painted be repainted and that more detailed information on the plans for the Sullivan Building be presented for final approval.
 2. Staff recommends approval with the stipulations that more detailed information be provided about the existing rear stone wall and the proposed courtyard design when the applicant returns for final approval based on finding f.
 3. Staff recommends approval based on findings h, i, and j with the stipulation that the design of the balconies maintain their current lightness so as not to overwhelm the existing façade based on finding g.

4. Staff recommends approval as submitted based on finding k.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve with staff recommendations and with the added stipulation that some portion of the battered rubble wall be preserved in final design and further study for protection of the cistern.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2013-327

Applicant: VIA Metropolitan Transit, Abigail Kinnison

Address: VIA bus shelters – Various locations downtown

The applicant is requesting a Certificate of Appropriateness for final approval to:

Install 38 'Next Gen' bus shelters at various locations downtown. The proposed shelters are modular, constructed of metal with translucent roof panels to be minimal in design and flexible for tight urban locations. The shelters consist of rectangular metal posts and a flat, projecting roof. Some of them will have benches and maps attached to the posts. Of the 38 proposed locations, all function as VIA bus stops. Some currently have older shelters and some currently have no shelter.

FINDINGS:

- a. A prototype of this shelter was given conceptual approval by the HDRC for installation at the intersection of Commerce and Navarro Streets on December 7, 2011. At that time, VIA planned to install a shelter at this location and elicit public feedback on the design. This request received final HDRC approval on February 15, 2012.
- b. This 'Next Gen' shelter was reviewed by one member of the Design Review Committee on February 12, 2013, for placement at the intersection of St. Mary's and Commerce Streets. At that time, the Commissioner present had no major concerns about the proposed design and indicated that renderings of the modules at their proposed locations would be helpful in understanding the impact the shelters will have on the streetscape. Since that meeting, the location in question has been removed from the proposed installation due to other potential modifications.
- c. The proposed shelters are minimal and light in terms of design and construction. Therefore, their installation will not significantly impact views of existing historic buildings in the downtown core.
- d. The flexibility of the proposed shelters makes them very functional for locations within the urban core where sidewalk widths and available open space vary greatly.
- e. Staff agrees with the findings of the Design Review Committee in 2011 that the installation of these shelters will create more uniformity among VIA stops, helping to reduce the amount of visual clutter in the urban core, consistent with the UDC Section 35-646.a.

Staff recommends final approval of the 38 proposed locations as submitted based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Valenzuela to approve as submitted based on findings a through e.

AYES: Cone, Judson, Laffoon, Valenzuela, Shafer, Feldman, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

9. HDRC NO. 2013-324

Applicant: Darryl Ohlenbusch or Bailey Porter

Address: 632 Leigh

The applicant is requesting conceptual approval to:

Construct a new single family residence at 632 Leigh St. The proposed residence will be a 2 bedroom, 2 ½ bath home of approximately 1700 square feet. The residence will be two stories with a full width front porch and a gable roof. The applicant also proposes to construct an 8 foot wide decomposed granite driveway along the west side of the property, connecting to an open carport at the side of the proposed new building, set approximately 20 feet back from the front façade of the main house. At this time, the applicant is seeking conceptual approval on the basic massing, form and footprint of the proposed structure—final materials, fenestration pattern and details have yet to be developed.

FINDINGS:

- a. Currently the property at 632 Leigh is vacant. Directly across the street, facing this property, is a large open tract. The parcel directly to the west of this lot contains new construction. The two parcels directly to the east of this lot are also vacant.
- b. There is little uniformity among the existing buildings on this portion of Leigh St. Further west, on the 500 block of Leigh St. is a similar form shotgun-style structure.
- c. The proposed new structure is appropriate in terms of massing and form for the existing context, consistent with the Historic Design Guidelines for New Construction, Sections 2.A and 2.B.
- d. While at this point there is no indication of the proposed materials for this structure, staff finds that wood siding would be an appropriate choice as the majority of the structures on Leigh St. are sided in wood. Similarly, the fenestration pattern should respect traditional development patterns in the area.
- e. Staff finds that instead of attaching the proposed carport to the main structure, the applicant should explore a freestanding carport. Given the fact that this lot is very narrow, it may not be possible, but a freestanding carport would be preferable.
- f. Due to the very small size of the property at 632 Leigh St., the new structure, as proposed, does not comply with current setback requirements. If approved by the HDRC, the applicant will have to seek a variance from the Board of Adjustment on those requirements. Staff finds that the proposed new construction makes efficient use of this small lot and is not inappropriate for this area.

Staff recommends conceptual approval as submitted based on findings a-c with the following stipulations:

1. More information be provided with regards to the proposed materials, fenestration pattern, and architectural details based on finding d.
2. The applicant explore the incorporation of a freestanding carport rather than an attached carport based on finding e.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve as submitted.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2013-321

Applicant: Celia Mendoza

Address: 221 Pereida

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new, 418 square foot accessory building at 221 Pereida. The proposed structure will be located behind the existing home, at the northwest corner of the property. The original accessory building did not comply with current setbacks. The new construction will meet current setback requirements from the side and rear property lines.

FINDINGS:

- a. The existing accessory building at 221 Pereida was found to be non-contributing due both to the fact that it was built much later than the existing main house and the number of modifications it has undergone. The existing accessory structure first appears on the 1904 Sanborn map. At that time, there was a small rear accessory structure on the northwest corner of the property. On the 1911-1924 Sanborn map, it shows a larger accessory building on the rear property line. By the 1911-1951 Sanborn map, the current accessory structure appears on the northeast corner of the property.
- b. According to the King William Historic District survey, the home at 221 Pereida was constructed c.1910.
- c. The proposed new construction is subordinate to the principal structure on the site, consistent with the Historic Design Guidelines for New Construction, Sections 5.A.i and 5.B.ii.
- d. A small portion of the proposed structure will be visible from Pereida, but the bulk of the new construction will be concealed from view by the existing main house.
- e. The proposed new accessory building relates to the historic house on the property through the use of a standing seam metal roof and horizontal siding similar in appearance to that of the existing accessory structure and the primary structure.
- f. Although the existing accessory structure does not conform to current side and rear property line setback requirements, the proposed structure, will be located on the same portion of the property as the existing accessory structure, consistent with the Historic Design Guidelines for New Construction, Section 5.B.ii.
- g. While the new structure complies with current setbacks, it is more typical for historic detached accessory buildings in the King William Historic District to rest on or very close to the side or rear property line.
- h. The proposed structure is closer to the main house than the existing accessory building and will alter the spatial relationships on this property in a manner inconsistent with the Secretary of the Interior's Standards for Rehabilitation number 2. Given the limited rear yard space, staff finds that an appropriate solution would be to maintain the non-compliant side and rear yard setbacks. This would, however, require that the homeowners seek a variance.

Staff recommends approval as submitted based on findings c through g.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Feldman to approve the revised drawings submitted to HDRC on October 2, 2013.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2013-326

Applicant: Eduardo Garcia

Address: 3119 Roosevelt

The applicant is requesting conceptual approval to:

1. Construct a 500 square foot side addition to the existing restaurant at 3119 Roosevelt for a walk-in refrigerator/freezer, storage and mat washing area. The proposed addition will be on the north side of the restaurant with cement plaster and metal siding on the exterior.
2. Construct a 135 square foot addition to the south side of the restaurant for storage. The proposed southern addition will have cement plaster exterior with a decorative perforated metal screen on the east elevation depicting a Rose Window.
3. Relocate the existing dumpster enclosure to the northern edge of the property to make way for the proposed addition to the north side of the structure. The proposed enclosure will have perforated metal panel doors and 8' tall stucco walls around the sides and rear of the dumpster.
4. Install a rooftop, decorative perforated metal panel to screen existing mechanical equipment over the restaurant's main entrance. The proposed panel will depict a scene that includes elements of the San Antonio Missions and other local historic sites as well as musicians.

FINDINGS:

- a. The property at 3119 Roosevelt is directly across the street from the historic Mission Drive-In Theatre and the Mission Branch Public Library.
 - b. Currently, there is a row of small trees along Roosevelt in front of the existing restaurant.
 - c. The proposed north and south additions are appropriate in terms of their footprint, massing and locations, and will not have an adverse effect on the existing structure, consistent with the Historic Design Guidelines for Additions, Sections 2.A and 2.B.
 - d. The materials for the two proposed additions and the dumpster enclosure are appropriate for the existing building, consistent with the Historic Design Guidelines for Additions, Section 3.A.i.
 - e. The proposed dumpster enclosure is minimal in design and will effectively screen the dumpster, consistent with the Historic Design Guidelines for Additions, Section 5.B.ii.
 - f. Installing a perforated metal rooftop mechanical screening panel in the proposed location is appropriate and consistent with the Historic Design Guidelines for Additions, Section 5.B.iii.
 - g. The depiction of a variety of historic structures, while a reference to San Antonio's historic and cultural heritage, will attract attention to the proposed screening. The proposed image on this panel attracts attention to this business and could be interpreted as signage. Staff finds that for rooftop screening elements, simple forms and solid colors are appropriate to help minimize the prominence of these elements.
 - h. The proposed perforated metal panels should be limited to depicting artwork as submitted, not signage for any business, structure, or event, consistent with Chapter 28 of the City's Code of Ordinances.
- 1 & 2. Staff recommends approval as submitted based on findings c and d.
3. Staff recommends approval as submitted based on findings d and e.

October 2, 2013

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4. Staff does not recommend approval as submitted based on findings g and h. Staff recommends that the proposed rooftop screening is a solid color so as not to attract attention.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve items 1 - 3 as submitted. Item 4 referred to DRC.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2013-315

Applicant: Poteet Architects

Address: 422 King William

The applicant is requesting a Certificate of Appropriateness for approval to replace an existing wood picket fence with a 4' wrought iron fence. The proposed fence will have a 6" stone base along the front property line and will be composed of ½" thick flat bar railings and ½" round balusters.

FINDINGS:

- a. The request was reviewed by the Design Review Committee on September 24, 2013. At that time, the Committee members expressed concern regarding the simple design and contemporary style of the stone base and recommended that the landscaping is located in front of the fence instead of behind it. It was also noted that the existing fence was built sometime after the San Antonio Conservation Society sold the property in the 1970s.
- b. According to a historic photo submitted by the applicant, the house had originally an open yard. The characteristic front porch detailing that exists today was also installed at a later date. The existing fence, although not original to the property or of historic significance is appropriate for its context and consistent with other fences in the King William Historic District.
- c. Consistent with the Guidelines for Site Elements, new fences should appear similar to those used historically within the district and the design of the fence should respond to the design and materials of the house. Although the proposed fence materials are appropriate, the proposed design is not similar to other fences within the King William Historic District. Historic wrought iron fences usually have rails that are thicker than the balusters, and balusters that extend past the rails and terminate at a finial. The proposed fence design does not follow the proportions and configuration of fencing members of other fences in the district.
- d. According to the Standards for Rehabilitation number 9, new work should be differentiated from the old and should be compatible with the historic resource in order to protect the integrity of a site. Although the proposed fence is clearly differentiated from the old, the proposed design is not compatible with the scale, proportion and size of the architectural elements on the house or with other fences in the district.

Staff does not recommend approval as submitted. Staff recommends that the existing fence is repaired rather than replaced. If a replacement is needed, staff recommends that the fence design is revised to be more consistent with existing fences in the district based on finding c

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to approve the revised design submitted on October 2, 2013, with the stipulation that the applicant return to staff with planting material for approval. Plantings should be evergreen and no taller than the fence.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2013-279

Applicant: William McDonald

Address: 631 E. Guenther

Postponed by the applicant.

15. HDRC NO. 2013-320

Applicant: Elizabeth J. Dalton

Address: 410 Mission St.

The applicant is requesting a Certificate of Appropriateness for approval to replace the front lawn at 410 Mission Street with "Texas blend rock" with decomposed granite walkways. Metal edging will be implemented to secure the rocks in place.

FINDINGS:

a. According to the Guidelines for Site Elements 3.B.ii, wholesale replacement of lawn space with rocks or hardscape should be avoided or limited to areas that are not highly visible. The rock mulch, as installed, is not consistent with this guideline.

b. Xeric landscapes which incorporate areas of pervious or semi-pervious gravel are appropriate within the King William Historic District. However, selected materials should be consistent with those found historically. The installed rock blend consists of larger, river rocks which would not have been used historically. Landscape designs which incorporate rock or gravel should incorporate plantings consistent with the Guidelines for Site Elements 3.B.iii.

c. The use of metal edging to retain the rocks in place creates a raised condition along the street and sidewalk edges. This is not consistent with the Guidelines for Site Elements 4.A.iii. A preferable scenario would be one which incorporates materials with a much smaller diameter, such as decomposed granite or pea gravel, and does not require the additional edging material.

Staff does not recommend approval based on findings. Staff recommends that the applicant develop a landscaping plan that incorporates planting areas and limited use of a small diameter gravel such as pea gravel or decomposed granite.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Shafer to refer to Design Review Committee.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2013-318

Applicant: Jose J. Calzada

Address: 559 E. Huisache Ave.

The applicant is requesting a Certificate of Appropriateness for approval to modify previously approved scope of work for the construction of a new office building. The changes include:

1. Installing a shed standing seam metal roof on steel joists instead of the previously approved curved roof.
2. Modifications to the north elevation to accommodate the new roof type
3. Reduction of granite cladding on the sides and rear elevation. EIFS will be used instead.

FINDINGS:

- a. The construction of a new office building at 559 East Huisache received final HDRC approval on January 16, 2013. Due to budget constraints, the applicant is now requesting approval of modifications to the previously approved design
- b. The proposed sloped roof is consistent with roof forms found In the Monte Vista Historic District. The new roof type will maintain the low height relationship to the adjacent residential structures to the west while it grows taller as it approaches Highway 281. Using a sloped roof instead of a curved roof will not impact the historic district or the adjacent structures.
- c. According to the Guidelines for New Construction, materials that complement those used in the district in type, color and texture should be used. EIFS is not recommended as a substitute for stucco. The proposed masonry reduction and substitution with EIFS panels, especially along the south side of the building, is not consistent with the guidelines and will negatively impact the historic district and the adjacent residential structures along East Huisache.

Staff recommends approval of items 1 and 2 as submitted based on findings a and b with the stipulation that the roof panels are 18-21" wide and ridges are less than 2" high. Staff does not recommend approval of item 3 based on finding c. If the amount of stone used must be reduced, staff recommends that a more appropriate material is used instead.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with the following stipulations: 1) Cement or cementitious stucco be used on exterior of building. 2) Roof panels be according to Historic Design Guidelines.

AYES: Cone, Judson, Laffoon, Guarino, Valenzuela, Shafer, Feldman, Connor

NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2013-311

Applicant: Patrick Wheeler

Address: 323 Bushnell

Postponed by the applicant.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 4:20P.M.

APPROVED



Tim Cone
Chair